

  
**Natasha Howarth**  
ESTATE AGENTS



**17 Old Main Road, Bridgwater, TA6 4RY**

**Offers in excess of £350,000**

A wonderful opportunity to acquire a deceptively spacious semi-detached house situated in the sought after village of Pawlett and offered to the market with NO ONWARD CHAIN. This lovely home has been extended and improved now providing elegant, well-proportioned rooms and very comfortable family accommodation which blend well with the modern open plan fittings.

In addition there is off street parking for multiple vehicles, an oversized garage/ workshop and a great size garden.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, kitchen/ dining room and a sun room to the ground floor. To the first floor there are three generous sized bedrooms and a family bathroom.

The property is within easy walking distance of all local amenities including historic church, primary school as well as The Pavilion and The Royal British Legion (which are focal points within the parish). Pawlett falls within easy commuting distance of the M5 and between the towns of Bridgwater and Burnham-on-Sea.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Via door with obscure glass panes and stained glass windows to:

## ENTRANCE HALLWAY

Stairs rising to first floor with cupboard beneath. Radiator, doors to living room and kitchen/ diner.

## LIVING ROOM

Double glazed bay window to front aspect. Feature fireplace. Radiator.

## KITCHEN/ DINER

Feature fireplace, radiator, double doors to the sun room. Side aspect double glazed windows. Fitted with a matching range of wall, drawers and base units with work surfaces over and sink and drainer unit inset. Appliances to remain to include oven with electric hob and extractor over. Space and plumbing for washing machine, space for fridge/ freezer. Partially tiled walls, wood effect flooring. Door to the sun room.

## SUN ROOM

Double glazed window to rear aspect. Double glazed patio doors to the garden. Oil boiler. Wood effect flooring. Door to the garden.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and W.C. Radiator, partially tiled walls.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### OVERSIZED GARAGE

Up and over door. Window to rear aspect. Power and light connected. Personnel door to the garden.

### REAR GARDEN

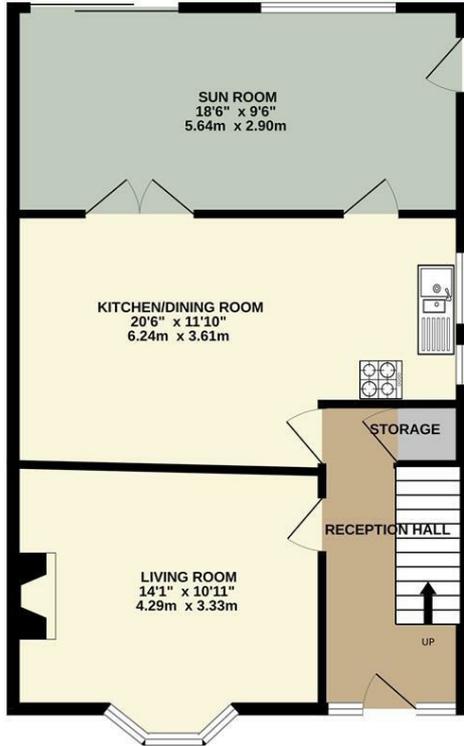
Mainly laid to lawn. Large patio area adjacent to property. Pathway leading to personnel door to garage. Timber gate to front of property.

### HEATING

Oil fired central heating.

# Floor Plan

GROUND FLOOR



1ST FLOOR

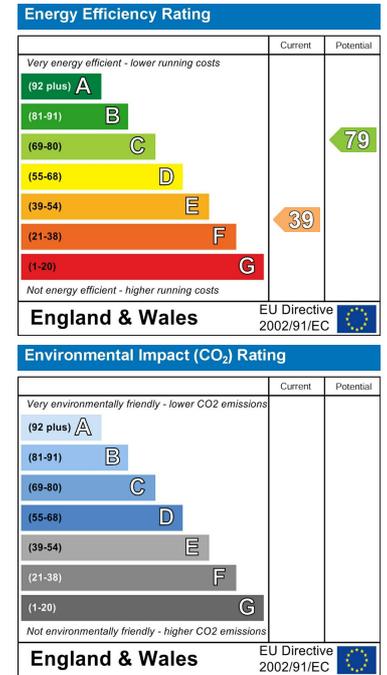


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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